

**TOWN OF CLARENCE, ERIE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

December 18th, 2025 MEETING MINUTES

Clayt Ertel called the meeting to order at 8:15 a.m.

Present were Robert Dixon, Clayt Ertel, Elaine Wolfe, Peter DiBiase, Lauren Fix and Mary Powell. Also present were Larry Meckler, Jennifer Strong, Paul Leone, Jennifer D’Andrea, Kim Ignatowski, Peter DiCostanzo. Chairman Chris Kempton was absent and Clayt Ertel assumed role of Chair for the meeting.

Minutes of November 20th, 2025

There was a motion to approve the meeting minutes of November 20th, 2025 by Robert Dixon with a second by Elaine Wolfe. The vote was as follows:

Vote:	Ayes: Ertel, Dixon, Wolfe, DiBiase, Fix	Noes: None
	Recuse: None.	Motion carried.
	Absent: Kempton, Powell	

Treasurer’s Report

Peter DiBiase presented the Treasurer’s Report. As of December 18th, 2025, the expenses are in the amount of \$45,437.59. Fees received to date are in the amount of \$21,023.13. Other Interest & Earnings in the amount of \$28,537.12. There is a net income to date in the amount of \$4,122.66. There being no further discussion, there was a motion to accept the Treasurer’s Report by Elaine Wolfe with a second by Lauren Fix. The vote was as follows:

Vote:	Ayes: Ertel, Dixon, Wolfe, DiBiase, Fix	Noes: None
	Recuse: None.	Motion carried.
	Absent: Kempton, Powell	

New Business

Dynabrade, Inc.: The completed application was submitted, requesting sales tax and ten-year pilot; not asking for mortgage tax. This is a 40,000 square foot addition, retaining 35 employees and adding 5 more employees. It is a 6.9-million-dollar project and the Clarence IDA Agency Fee is 1% ... IMPLN Study will be done and a public hearing is to be scheduled for the January 15, 2026 Clarence IDA Meeting.

There are several other project inquiries, and discussion on each, however, completed applications have not been submitted for any of them.

Correspondence

N/A

Presentation 360 PSG by Jason Cornwall re: Clarence IDA Website

There was a presentation at the October meeting, and while it was ruled out that we do not need to change the website to a .gov, as the IDA is not a "Municipal Corporation", the discussion surrounding updates to the website which was tabled again for a meeting when Chairman Chris Kempton is present. Jennifer D'Andrea provide google analytics in terms of visitor traffic to the Clarence IDA website; Visitor traffic January 1, 2025 to December 18, 2025, approximately 12,000 visitors ... December 1, 2025 through December 18, 2025 approximately 2,000 visitors.

Old Business

Transit Station: Jennifer Strong provided updates on the Transit Station refinance project which closed in December.

Items Not on The Agenda

Clarence IDA has funds and there were discussions regarding how it can be utilized. Several ideas were mentioned and it made clear that whatever it may or may not fund, it must be good for the Town and to promote economic development.

Some discussion surrounding what's been developing in the Town of Clarence; the Commercial Development Ratio is approximately 20% in comparison to Residential.

Public Comments

N/A

There was a motion to adjourn the meeting at 8:49 a.m. by Lauren Fix with a second by Elaine Wolfe. The vote was as follows:

Vote: Ayes: Ertel, Dixon, Wolfe, DiBiase, Fix
Recuse: None.

Absent: Kempton, Powell

Noes: None
Motion carried.

Respectfully Submitted,
Jennifer O. D'Andrea